



DESIGN REVIEW MEMORANDUM

DATE: January 14, 2022
TO: Historic Landmarks Commission
FROM: Ted Hamilton, Assistant Planner
SUBJECT: 32 & 36 W Carrillo Electric Vehicle Charging Site
Planning Application Number: PLN2021-00540
Hearing Number: 1
Date Determined to be Complete: N/A - Incomplete/comments only
Date Action Required: N/A

PROJECT DESCRIPTION

Proposal for a new electric vehicle charging site with 20 charging positions in a vacant lot on the corner of Chapala Street and W. Carrillo Street. The project also includes a new wood trellis structure, landscaping, mechanical equipment enclosure, an amenities space for customers, and public street improvements.

REVIEWS REQUESTED

The discretionary applications required for this project are:

- A. Design Review.** Review by the Historic Landmarks Commission (HLC) is required per SBMC §30.220.020, to alter the exterior of a structure or property in El Pueblo Viejo Landmark District.

The project is scheduled for a "Comments Only" Concept Review at the January 19, 2022 HLC hearing and will return for Project Design Approval consideration once the application has been determined to be complete.

BACKGROUND

A preliminary version of this project was reviewed for comments only on July 7, 2021 as part of a Pre-Application Design Review Consultation under PRE2021-00173. The Commission provided design comments to assist the applicant prior to their formal project submittal. The project has now been formally submitted for review under PLN2021-00540.

At the time of the Pre-Application, staff indicated that a Performance Standard Permit would be required since the proposed use was considered to be substantially similar to the Fueling Station Use Classification defined in SBMC 30.295.040.G.4. However, since the Commission last reviewed the project, the City Attorney's office determined that the Fueling Station Use Classification does not apply to Electric Vehicle charging stations. Therefore, the proposed electric vehicle charging station use does

not require a Performance Standard Permit. The Historic Landmarks Commission is the decision maker on this project in El Pueblo Viejo Landmark District for all aspects of the project unrelated to the manufactured electric vehicle charging stations.

KEY CONSIDERATIONS

The information below is a summary of any significant issues identified for the project. It may include consistency with design guidelines.

Pursuant to Santa Barbara Municipal Code (SBMC) Chapter 22.93 and Government Code sec. 65850.7, electric vehicle charging stations and associated operating equipment are subject to expedited permitting procedures and are not subject to discretionary review by Historic Landmarks Commission. As such, the electric vehicle charging stations as manufactured, including the size, color, and lighting are exempt from HLC review. However, all other project elements, including landscaping, equipment screening, seating area, trellis, and structures are under HLC's purview and are subject to the Commission's review for consistency with the El Pueblo Viejo Design Guidelines.

DECISIONS & FINDINGS

As the decision-maker for the subject project, the Historic Landmarks Commission is required to make findings in support of their decision once the project returns for Project Design Approval Consideration at a later date. The applicable findings are listed below.

Project Compatibility Findings

1. Consistency with Design Guidelines. Is the design of the project consistent with design guidelines applicable to the location of the project within the City?
2. Compatible with Architectural Character of City and Neighborhood. Is the design of the project compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project?
3. Appropriate size, mass, bulk, height, and scale. Is the size, mass, bulk, height, and scale of the project appropriate for its location and its neighborhood?
4. Sensitivity to Adjacent Landmarks and Historic Resources. Is the design of the project appropriately sensitive to adjacent Federal, State, and City Landmarks and other nearby designated historic resources, including City structures of merit, sites, or natural features?
5. Public Views of the Ocean and Mountains. Does the design of the project respond appropriately to established scenic public vistas?
6. Use of Open Space and Landscaping. Does the project include an appropriate amount of open space and landscaping?

Exhibits:

- A. [Santa Barbara Municipal Code Chapter 22.93](#)
- B. [HLC Pre-Application Minutes](#), dated July 7, 2021